

**MONROE COUNTY
DEVELOPMENT REVIEW COMMITTEE
DRAFT RESOLUTION**

A DRAFT RESOLUTION BY THE PLANNING AND ENVIRONMENTAL RESOURCES STAFF CREATING SECTION 130-131 OF THE MONROE COUNTY LAND DEVELOPMENT CODE; CREATING THE LOWER SUGARLOAF KEY COMMUNITY CENTER, FOR PROPERTY LEGALLY DESCRIBED AS Y67703-08 SUGARLOAF KEY PART LOT 3 HAVING REAL ESTATE NUMBER 00118470.000000, A PORTION OF SECTION 3 TOWNSHIP 67 RANGE 27 Y67703-03 SUGARLOAF KEY PART LOT 3 & PART LOT 4 HAVING REAL ESTATE NUMBER 00118420.000000, AND A PORTION OF SECTION 34 TOWNSHIP 66 RANGE 27 Y66734-02 SUGARLOAF KEY, PART LOT 3 HAVING REAL ESTATE NUMBER 00117930.000000

WHEREAS, the Development Review Committee of Monroe County was presented with the following evidence, which by reference is hereby incorporated as part of the record of said hearing:

1. Draft Resolution by Kathy Grasser
2. Proposed changes to the Monroe County Land Development Regulations
3. The sworn testimony of the Growth Management Staff; and
4. Comments by the public; and

WHEREAS, the Board of County Commissioners of Monroe County, Florida has made the following Findings of Fact and Conclusions of Law based on the evidence presented:

1. Policy 101.4.21 of the Monroe County Year 2010 Comprehensive Plan “adopts density standards for future land use categories which are shown on the Future Land Use Map and described in Policies 101.4.1 through 101.4.17
2. No directly corresponding land use designation is assigned to the Lower Sugarloaf Community Center, Overlay District; and
3. Policy 101.4.21, Notes: (h) of the Monroe County Year 2010 Comprehensive Plan establishes the legal authority by which these categories can be incorporated into appropriate land use districts;

WHEREAS, the Board of County Commissioners of Monroe County, Florida examined the proposed amendments to the Monroe County Land Development Code submitted by the Planning Department; and

WHEREAS, the Board of County Commissioners of Monroe County, Florida hereby supports the decision of the Monroe County Planning Commission and the staff of the Monroe County Planning Department; and

WHEREAS, it is the desire of the Board of County Commissioners of Monroe County, Florida, that the following amendment to the Land Development Code be approved, adopted and transmitted to the state land planning agency for approval; and

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

Section 1. Chapter 130, Article VII Division 2 is hereby amended to include the following:

Section 130-131. Lower Sugarloaf Key Community Center, Mile Marker 16 through Mile Marker 17, Overlay District

- (a) Purpose: The purpose of the Lower Sugarloaf Key Community Center Overlay District is to implement the policies of the comprehensive plan, to protect the historic resources of the community and to encourage development that is sensitive and compatible with the historic character of Lower Keys of Monroe County, Florida.
- (b) Application: The standards within this section shall be enforced, in lieu of Section 130-88, Mixed Use district (MU), Section 130-157. Maximum Residential Density and District Open Space, where it is different in this section and Section 130-164. Maximum Nonresidential Land Use Intensities And District Open Space, where it is different in this section, within the following geographic area, not to exceed 10.86 acres of upland:
 - (a) Real Estate Number 00118470.000000: Y67703-08 Sugarloaf Key Part Lot 3
 - (b) Real Estate Number 00118420.000000: (a portion of) Section 3 Township 67 Range 27 Y67703-03 Sugarloaf Key Part Lot 3 & Part Lot 4
 - (c) Real Estate Number 00117930.000000: (a portion of) Section 34 Township 66 Range 27 Y66734-02 Sugarloaf Key, Part Lot 3 Having
- (c) The use within the overlay district shall be subject to all land development regulations of the underlying district with the exception of those regulations controlling permitted and conditional uses, density, and intensity. The use within the overlay district shall be developed with the following density and intensity regulations:
 - (1) Permitted and conditional uses:

All uses permitted as of right in the Mixed Use district in Section 130-88 are considered permitted within this overlay district except for:

- (a) Bowling alleys
- (b) Commercial Fishing
- (c) Manufacture, assembly repair, maintenance and storage of traps, nets and other commercial fishing equipment

- (2) Density and Intensity:

TABLE INSET:

Land Use	<u>Allocated Density DU / Acre</u>	<u>Maximum Net Density DU/Buildable Area</u>
-----------------	---	---

<u>Market Rate Residential</u>	<u>.1840 unit / acre</u>	
Residential DU – Affordable	1 units / acre	1 units / acre
Residential – Employee	1 units / acre	1 units / acre
Transient Dwelling Units	7 units/acre	7 units/acre
Hotel	7 rooms/acre	N/A
Institutional Residential	1 units/acre	N/A
Recreational Rental	3.5 spaces/acre	N/A
<u>Land Use</u>	<u>Maximum Floor Area Ratio</u>	<u>Maximum Net Density DU/Buildable Area</u>
<u>Commercial Retail:</u>		
<u>Low</u>	<u>0.055*</u>	<u>N/A</u>
<u>Medium</u>	<u>0.055*</u>	<u>N/A</u>
<u>Office</u>	<u>0.05</u>	<u>N/A</u>
<u>Commercial Recreation</u>	<u>0.02</u>	<u>N/A</u>
<u>Institutional</u>	<u>0.02</u>	<u>N/A</u>
<u>Outdoor Recreational</u>	<u>0.02</u>	<u>N/a</u>

*Maximum square footage of any one building or structure shall not exceed 6,000 square feet. However, cumulative square footage is governed by floor area ratio maximums. The intent of this limitation is to prevent large scale, out of character retail or commercial development.

NOTE: The density and intensity provisions are intended to be applied cumulatively so that no development shall exceed the total density limits.

(3) No Open Space Ratios are modified by this Section 130-131.